

Tanny's
Guham

TANNY
SHELTERS
Building Trust, Ethically



*Semma
Apartment.
Semma
Price.*







Tanny's Guham off G.N. Mills, Coimbatore, is an impeccable apartment you've never dreamt of! Situated in the busiest locale of Coimbatore, Tanny's Guham has all that you need to live in peace for generations. Tanny's Guham is priced at just Rs.35 Lakhs – truly irresistible isn't it?

Apartment for just
Rs.35 Lakhs*





Tanny's
Guham





Floor Plan



Typical Floor Plan





Floor Plan (Flat A)



Flat Number	Plinth Area	Common Area	Total Sale Area	Uds Area
1A 2A 3A 4A 5A	773 Sft	117 Sft	890 Sft	342 Sft

Living Room - 9'3" x 15'0"

Dinning - 10'0" x 7'6"

Bedroom 1 - 10'0" x 15'0"

Toilet - 4'7 1/2" x 7'6"

Bedroom 2 - 9'3" x 10'1 1/2"

Toilet - 5'7 1/2" x 5'4 1/2"

Balcony - 4'3" x 7'6"

Kitchen - 8'6" x 11'0"





Floor Plan (Flat B)



Flat Number	Plinth Area	Common Area	Total Sale Area	Uds Area
1B 2B 3B 4B 5B	719 Sft	109 Sft	828 Sft	318 Sft

Living Room / Dinning - 9'3" x 15'0"

Bedroom 1 - 9'3" x 15'0"

Toilet - 9'3" x 4'3"

Bedroom 2 - 9'3" x 9'7 1/2"

Toilet - 5'7 1/2" x 4'6"

Balcony - 7'6" x 4'3"

Kitchen - 9'3" x 7'6"





Floor Plan (Flat C)



Flat Number	Plinth Area	Common Area	Total Sale Area	Uds Area
1C 2C 3C 4C 5C	453 Sft	69 Sft	522 Sft	200 Sft

Living Room – 10'0" x 13'4 ½"

Bedroom – 10'0" x 13'7 ½"

Toilet – 4'3" x 7'6"

Balcony – 5'1 ½" x 5'4 ½"

Kitchen – 5'10 ½" x 7'6"





Floor Plan (Flat D)



Flat Number	Plinth Area	Common Area	Total Sale Area	Uds Area
1D 2D 3D 4D 5D	781 Sft	118 Sft	899 Sft	345 Sft

- Foyer – 4'0" x 4'0"
- Living Room – 9'3" x 15'6"
- Dinning – 6'7 1/2" x 9'10 1/2"
- Bedroom 1 – 9'3" x 15'0"
- Toilet – 9'3" x 4'6"
- Bedroom 2 – 10'0" x 10'0"
- Toilet – 6'5" x 4'6"
- Balcony – 4'3" x 9'10 1/2 "
- Kitchen – 8'6" x 8.0"





Floor Plan (Flat E)



Flat Number	Plinth Area	Common Area	Total Sale Area	Uds Area
1E 2E 3E 4E 5E	803 Sft	122 Sft	925 Sft	355 Sft

Foyer – 4'0" x 4'0"

Living Room – 9'3" x 12'7 1/2"

Dinning – 8'3" x 9'4 1/2"

Bedroom 1 – 9'3" x 15'0"

Toilet – 9'3" x 4'6"

Bedroom 2 – 10'0" x 10'0"

Toilet – 6'4 1/2" x 4'6"

Balcony - 4'3" x 7'10 1/2"

Kitchen – 8'6" x 8'0"





Features



Awesome location



100% Vaasthu



1 BHK & 2 BHK flats



Ample car parking



24 hrs security



North and East facing flats



CCTV surveillance



Corporation water



Power back up for lift,
common areas





Specifications

Structure

Floors - Stilt + 5 floors

System – RCC structure, blocks finished with plastering

Flooring

Apartment Unit floor finish – Vitrified tiles 600 mm x 600 mm

Bathroom floor – Anti-skid ceramic tile

Bathroom wall tile – Vitrified tile 7ft height

Balcony – Anti-skid ceramic tile

Wall and ceiling finishes

Internal walls and ceiling - 1 coat primer with 2 coat emulsion

Bathroom - 1 coat primer with 2 coat emulsion above tile level

External walls - 1 coat primer with 2 coat apex exterior

Grill – zinc chromate with 2 coat enamel

Kitchen

Countertop – Polished black granite 600mm width

Wall tile – Vitrified wall tile 2ft height from counter top

Provision for drinking water & R.O. water

Sink and faucet – stainless steel sink with drain board. Parryware fitting or equivalent (cold water only)

Bathroom

Sanitary and C.P. fixtures – Premium range sanitary fixtures of reputed brand

Pipelines - Concealed CPVC hot water lines, UPVC for cold water lines & PVC lines for sewage

Provision for geysers will be provided inside the bathroom

Window

Window – UPVC window with plain glass

French window – UPVC window with toughened glass

Ventilators – with frame and louvers

Doors

Main door – Wooden frame with molded shutters and premium quality hardware

Internal door – Skin door or FRP door with premium hardware

Toilet door – FRP or similar door with premium hardware

Electrical

Supply – 3 phase power supply

Wire – ISO certified

Switches and sockets - Premium switches of high quality brand

AC point – Split AC point will be provided in bedrooms. No core cutting will be done

TV - TV point in living room

UPS – Electrical provision for UPS

Common

Lift – Elevator of 5 pax capacity

Genset – Power back up for common area and lift





Area Statement

Floor No	Flat No	BHK	MD Facing	UDS Area	Plinth Area	Com. Area	Saleable Area
1st	1A	2	East	342	773	117	890
1st	1B	2	East	318	719	109	828
1st	1C	1	North	200	453	69	522
1st	1D	2	North	345	781	118	899
1st	1E	2	North	355	803	122	925
2nd	2A	2	East	342	773	117	890
2nd	2B	2	East	318	719	109	828
2nd	2C	1	North	200	453	69	522
2nd	2D	2	North	345	781	118	899
2nd	2E	2	North	355	803	122	925
3rd	3A	2	East	342	773	117	890
3rd	3B	2	East	318	719	109	828
3rd	3C	1	North	200	453	69	522

Floor No	Flat No	BHK	MD Facing	UDS Area	Plinth Area	Com. Area	Saleable Area
3rd	3D	2	North	345	781	118	899
3rd	3E	2	North	355	803	122	925
4th	4A	2	East	342	773	117	890
4th	4B	2	East	318	719	109	828
4th	4C	1	North	200	453	69	522
4th	4D	2	North	345	781	118	899
4th	4E	2	North	355	803	122	925
5th	5A	2	East	342	773	117	890
5th	5B	2	East	318	719	109	828
5th	5C	1	North	200	453	69	522
5th	5D	2	North	345	781	118	899
5th	5E	2	North	355	803	122	925

Total no. of flats - 25

Payment Schedule



Booking Amount	During agreement signing in 15 days	On 1st floor roof completion	On 2nd floor roof completion	On 3rd floor roof completion	On 5th floor roof completion	On completion of plastering	On completion of flooring	At the time of handing over
10%	35%	10%	10%	10%	10%	7.50%	5%	2.50%





Shortest Places

- Kongunadu Arts & Science College (1 min)
- VG Hospital (5 min)
- Ganga Hospital (10 Min)
- Saibaba Colony (10 Min)
- Kumaraguru College of Technology (10 Min)
- KG College of Arts and Science (10 Min)
- R.S Puram (15 Min)
- Ramakrishna Hospital (15 Min)
- Dr. SNS College of Education (15 Min)
- PPG Institute of Technology (15 Min)
- Saravanampatti IT Hub (15 Min)
- Prozone Mall (15 Min)
- Brookefields (15 Min)
- Indian Public School (20 Min)
- Railway Junction (25 Min)
- Airport (30 Min)





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All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. Actual product/ development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction.

